

Ordinance No. 12044M

Council Bill No. 113739

AN ORDINANCE relating to land use and zoning; amending Section 23.41.010, approving and adopting new Neighborhood Design Guidelines for the West Seattle Junction Urban Village and the Green Lake Neighborhood (including Residential Urban Village); and amending Section 23.41.012 of the Seattle Municipal Code to allow additional building height within the Ballard Municipal Center Master Plan area.

CF No. \_\_\_\_\_

Date Introduced: JUL - 9 2001		
Date 1st Referred:	To: (committee) Tenant & Land Use Committee	
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage:	Full Council Vote:	
7-23-01	9-0	
Date Presented to Mayor:	Date Approved:	
7-24-01	7-27-01	
Date Returned to City Clerk:	Date Published:	T.O. <input checked="" type="checkbox"/> 4pgs
7-27-01	7-30-01	
Date Vetoed by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

The City of Seattle - Legislative Department  
Council Bill/Ordinance sponsored by: 9

(W) Committee Action:

7/17/01 Passed as Amended 4-0

7-23-01 Passed 9-0

This file is complete and ready for presentation to Full Council. Com

*Law Department*

Law Dept. Review

GMP  
Review

*gmc*  
City Clerk  
Review

8W

# The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by:

John A.  
Councilmember

## Committee Action:

7/17/01 Passed as Amended 4-0 (UN, PS, RC, MP)

7-23-01 Passed 9-0

This file is complete and ready for presentation to Full Council. Committee: \_\_\_\_\_ (initial/date)

*Law Department*

Law Dept. Review

OMP  
Review

*gmc*  
City Clerk  
Review

*Search Committee  
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23.41.010, approving and  
Seattle Junction Urban  
and Urban Villages; and  
allow additional building

enant &  
committee

T.O.  
F.T. ☒

4 pgs

ORDINANCE 120447

**AN ORDINANCE** relating to land use and zoning; amending Section 23.41.010, approving and adopting new Neighborhood Design Guidelines for the West Seattle Junction Urban Village and the Green Lake Neighborhood (including Residential Urban Village); and amending Section 23.41.012 of the Seattle Municipal Code to allow additional building height within the Ballard Municipal Center Master Plan area.

**WHEREAS** the City's Design Review Program was approved for implementation in 1993, at which time it was contemplated that a neighborhood could develop design guidelines specific to a neighborhood's individual character, augmenting the City's Design Guidelines; and

**WHEREAS**, in order to guide future development, the West Seattle Junction Urban Village and the Green Lake Neighborhood, as part of the City's neighborhood planning process, have developed Design Guidelines for new multifamily and commercial development within their respective urban village boundaries as a way of promoting specific design goals identified by each neighborhood.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

**Section 1.** Section 23.41.010 of the Seattle Municipal Code, which Section was last amended by ordinance 120209, is amended as follows:

**23.41.010 Design Review Guidelines.**

A. The "Guidelines for Multifamily and Commercial Buildings, 1998" and neighborhood design guidelines approved by the City Council and identified in subsection B, provide the basis for Design Review Board recommendations and City design review decisions, except in Downtown, where the "Guidelines for Downtown Development, 1999" apply. Neighborhood design guidelines are intended to augment and make more specific the "Guidelines for Multifamily and Commercial Buildings, 1998" and the "Guidelines for Downtown Development, 1999." To the extent there are conflicts between neighborhood design guidelines and the "Guidelines for Multifamily and Commercial Buildings, 1998" or "Guidelines for Downtown Development, 1999", the neighborhood design guidelines shall prevail.

B. The following Neighborhood design guidelines are approved:

1. "University Community Design Guidelines, 2000";
2. "Pike/Pine Urban Center Village Design Guidelines, 2000";
3. "Roosevelt Urban Village Design Guidelines, 2000";

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- 1 2000";  
2  
3 and  
4  
5 4. "Ballard Municipal Center Master Plan Area Design Guidelines,  
6  
7 5. "West Seattle Junction Urban Village Design Guidelines, 2001";  
8  
9 and  
10  
11 6. "Green Lake Neighborhood Design Guidelines, 2001".  
12

13  
14 **Section 2.** Subsection B of Section 23.41.012 of the Seattle Municipal Code,  
15 which Section was last amended by Ordinance \_\_\_\_\_ (Council Bill 113615), is  
16 amended as follows:  
17

18 **23.41.012 Development standard departures.**  
19

20 \* \* \*

21 **B. Departures may be granted from the following requirements:**

- 22 1. Structure width and depth limits;  
23 2. Setback requirements;  
24 3. Modulation requirements;  
25 4. SCM zone facade requirements, including transparency  
26 and blank facade provisions;  
27 5. Design, location and access to parking requirements;  
28 6. Open space or common recreation area requirements;  
1 Lot coverage limits;  
2 Screening and landscaping requirements;  
3 Standards for the location and design of nonresidential  
4 uses in mixed use buildings;  
5 10. Within Urban Centers, in L3 zones only, the pitched  
6 roof of a structure, as provided in Section 23.45.009 C, may incorporate  
7 additional height of up to twenty (20) percent of the maximum height permitted,  
8 as provided in Section 23.45.009 A, subject to the following limitations:  
9 a. A pitched roof may not incorporate the additional  
10 height if the structure is on a lot abutting or across a street or alley from a single-  
11 family residential zone,  
12 b. The proposed structure must be compatible with  
13 the general development potential anticipated within the zone,  
14 c. The additional height must not substantially  
15 interfere with views from up-slope properties, and  
16 d. No more than one (1) project on one (1) site within  
17 each Urban Center may incorporate additional height in the pitched roofs of its  
18 structures pursuant to this subsection unless development regulations enacted  
19 pursuant to a neighborhood planning process allow other projects to incorporate such  
20 additional height;  
21 11. Building height within the Roosevelt Commercial Core,  
22 up to an additional three (3) feet, for properties zoned NC3-65', (Exhibit  
23 23.41.012A, Roosevelt Commercial Core);  
24  
25  
26  
27  
28



12. Building height within the Ballard Municipal Center Master Plan area, ((up to an additional 9 feet,)) for properties zoned NC3-65', (Exhibit 23.41.012 Ballard Municipal Center Master Plan area). The additional height may not exceed nine (9) feet, and may be granted only for townhouses that front a mid-block pedestrian connection or a park identified in the Ballard Municipal Center Master Plan;

13. Reduction in required parking for ground level retail uses that abut established mid-block pedestrian connections through private property as identified in the "Ballard Municipal Center Master Plan Design Guidelines, 2000". The parking requirement must be no less than the required parking for Pedestrian 1 designated areas shown in Section 23.47.004 Chart E;

14. Downtown or Stadium Transition Overlay District street facade requirements;

15. Downtown upper-level development standards;

16. Downtown coverage and floor size limits;

17. Downtown maximum wall dimensions;

18. Downtown street level use requirements; and

19. Combined coverage of all rooftop features in downtown zones subject to the limitations in Section 23.49.008 C2;

20. Certain conditions to allowance of additional height in DOC 1 and DOC 2 zones pursuant to subsection 23.49.008A 2, as follows:

a. limits on gross floor area of stories under subsection 23.49.008 A2a(2); and

b. percentages of lot area that must be occupied by open space or by structures no greater than thirty-five (35) or sixty-five (65) feet in height, under subsection 23.49.008 A2b(1).

21. Building height in Lowrise zones, and parking standards of Section 23.54.015 in Midrise and Commercial zones, in order to protect existing trees as provided in Chapter 25.11.

\* \* \*

**Section 3.** This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 23<sup>rd</sup> day of July, 2001, and signed by

me in open session in authentication of its passage this 23<sup>rd</sup> day of July, 2001.

*Margaret Rogers*



mk/pml  
Neighborhood Design Guidelines Ord1.  
As Amended in LTLU Committee  
7/18/2001

President of the City Council

Approved by me this 27<sup>th</sup> day of July, 2001.

Paul Schell  
Paul Schell, Mayor

Filed by me this 30<sup>th</sup> day of July, 2001.

Seal  
City Clerk

(Seal)

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# City of Seattle

Paul Schell, Mayor

Department of Design, Construction and Land Use  
R. F. Krochalis, Director

## MEMORANDUM

**TO:** City Council President Margaret Pageler  
via Margaret Klockars, Law Department

**FROM:**   
Rick Krochalis, Director

**DATE:** June 29, 2001

**SUBJECT:** Design Review: West Seattle Junction Urban Village and Green Lake  
Neighborhood Design Guidelines; and clarification of an existing design  
departure.

### TRANSMITTAL

With this memorandum we are requesting Council's consideration and approval of the attached neighborhood design guidelines for the West Seattle Junction Urban Village and the Green Lake Neighborhood Planning Area (including the Residential Urban Village). These new guidelines will be used in conjunction with the city-wide "Guidelines for Multifamily and Commercial Buildings" as the basis for Design Review Board recommendations and the City's design review decisions on proposed new developments in these two communities. This proposed ordinance also clarifies the development standard departure allowing additional building height within the Ballard Municipal Master Plan area.

### BACKGROUND AND SUMMARY OF RECOMMENDATIONS

Since its inception in 1994, design review has continued to influence and improve the land use regulatory process for new private development projects within the city through a public discussion of the importance of good urban design. The program has grown over the years as it has expanded to include additional development types and smaller buildings below SEPA thresholds through a voluntary administrative design review process.

Most importantly, however, is the heightened awareness among citizens, developers and city officials regarding the role new development should play in shaping livable and attractive neighborhoods. The attention to basic siting and design principles, such as

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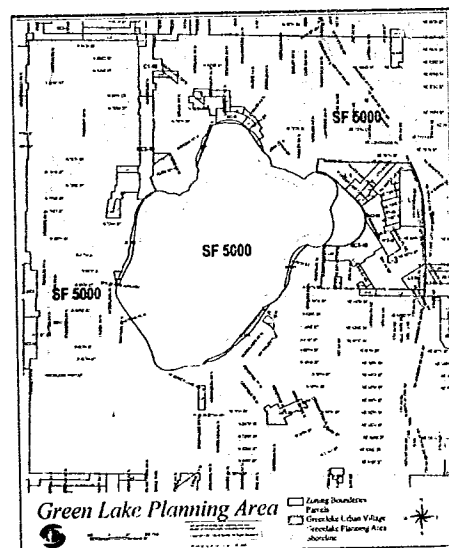
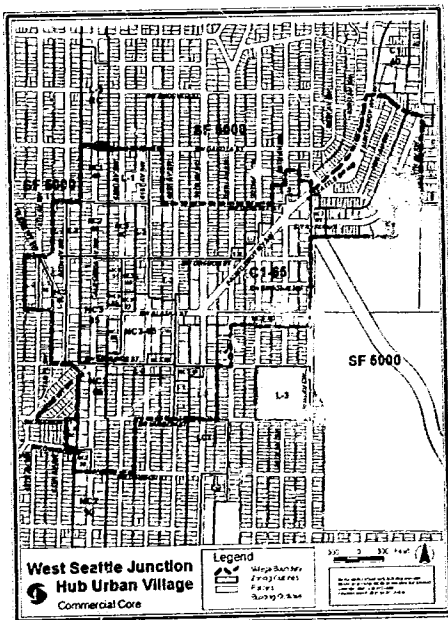
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building out to the sidewalk and providing interesting places to experience, is the cornerstone of design review and is outlined in the *City-wide Design Guidelines*.

### West Seattle Junction and Green Lake Design Guidelines

As part of the neighborhood planning process, many neighborhoods expressed an interest in augmenting the *City-wide Design Guidelines*. In neighborhoods with their own City Council-adopted design guidelines, there are two sets of guidelines to which new developments must respond: *City-wide Design Guidelines* are a general list of urban design and architectural principles; and *Neighborhood-Specific Design Guidelines* are developed by a particular neighborhood to address specific design concerns that may have historical, cultural and architectural significance.

The West Seattle Junction and the Green Lake Design Guidelines are the fifth and sixth sets of neighborhood-specific design guidelines to be considered for adoption by the City Council. The design guidelines are key implementation strategies of the West Seattle Junction Hub Urban Village and Green Lake 2020 Neighborhoods Plans. As indicated in the design guidelines documents and director's report, the guidelines reveal the character of each area as known to their residents and businesses. The guidelines help reinforce the existing character and protect the qualities each neighborhood values most in the face of change.



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## **Ballard Municipal Center Master Plan Area Development Standard Departure**

The recently adopted BMC Master Plan Area Design Guidelines added to the list of development standards from which new developments can receive flexibility through design review. Under very specific circumstances, the Design Review Board could grant up to a maximum nine (9') feet in additional building height for certain types of properties zoned NC3-65'. The revised language included in this proposed ordinance is intended to clarify how and where the building should be designed in order to merit the additional height, as there has been some confusion in the application of the departure among current Master Use Permit applications.

## **SEPA REVIEW AND ADMINISTRATIVE/FINANCIAL IMPLICATIONS**

A determination of non-significance (DNS – No Environmental Impact Statement required) was issued and noticed in the June 25, 2001 GMR. The 21-day appeal period will end on July 16, 2001. The approval of the recommended design guidelines will not have a significant impact on City revenues or expenditures.

If you have any questions about the proposed legislation, please contact Michael Kimelberg by email at [mike.kimelberg@ci.seattle.wa.us](mailto:mike.kimelberg@ci.seattle.wa.us) or by phone at 206.684.4625.

### **Attachments:**

Proposed legislation

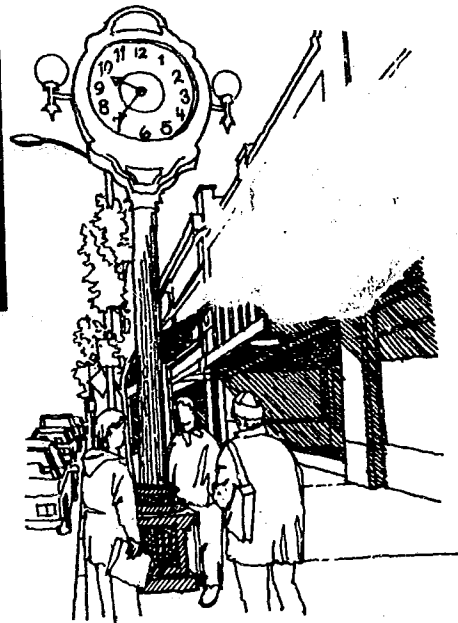
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# WEST SEATTLE JUNCTION *urban village*

## Design Guidelines



**City of Seattle**  
Department of Design,  
Construction & Land Use  
May 2001



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**West Seattle Junction  
Hub Urban Village  
Commercial Core**

**Legend**

- Village Boundary
- Zoning Outlines
- Parcels
- Building Outlines

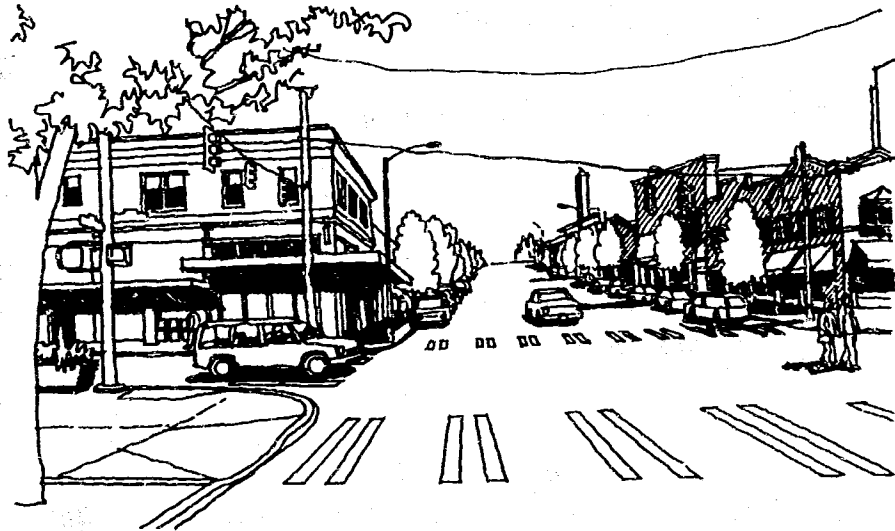
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Prepared May 8, 2001 by GCU-00

**Zone Designations:**  
**SF 5000** (Single Family), **LDT** (Lowrise, Duplex, Triplex), **L1, L2, L3** (Lowrise 1, 2 and 3),  
**MR** (Midrise), **RC** (Residential Commercial), **NC2, NC3** (Neighborhood Commercial 2, 3),  
**C1** (Commercial 1), **MIO** (Major Institution Overlay), **P2** (Pedestrian Overlay)

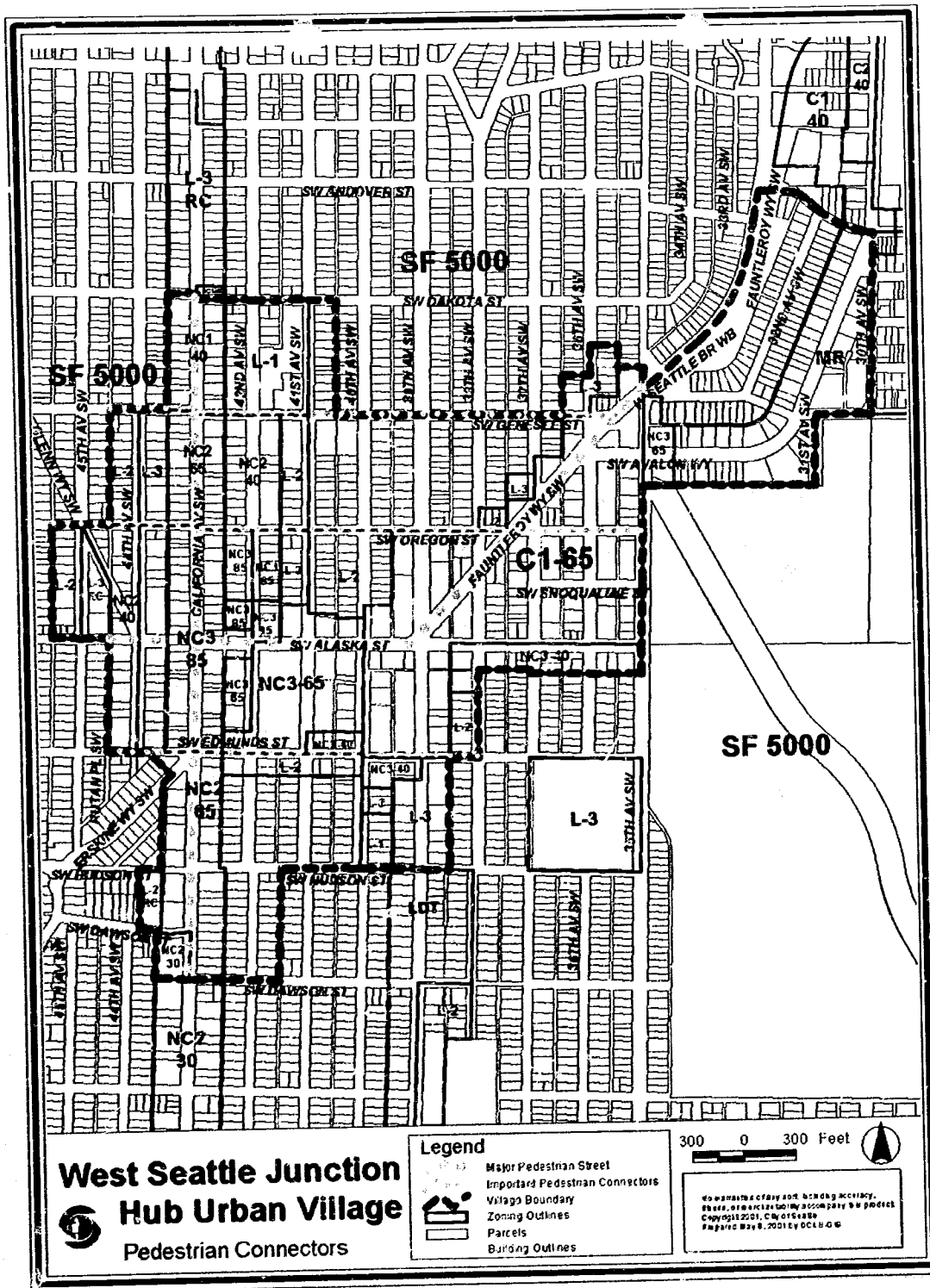
**Design Review • West Seattle Junction Design Guidelines**

# West Seattle Junction Urban Village Design Guidelines



**Design Review • West Seattle Junction Design Guidelines**





**Map 2: West Seattle Junction Pedestrian Connectors**

**Zone Designations:**

**SF 5000** (Single Family), **LDT** (Lowrise, Duplex, Triplex), **L1, L2, L3** (Lowrise 1, 2 and 3), **MR** (Midrise), **RC** (Residential Commercial), **NC2, NC3** (Neighborhood Commercial 2, 3), **C1** (Commercial 1), **MIO** (Major Institution Overlay), **P2** (Pedestrian Overlay)



### III. West Seattle Junction Design Guidelines

Projects requiring design review must address the community design guidelines in this handbook as well as the Citywide Design Guidelines. These guidelines apply to projects undergoing design review within the West Seattle Junction Hub Urban Village boundary. Please see Map 1 for specific boundary definitions.

**Note:** The guidelines are numbered to correspond to the Citywide Design Guidelines (A-1, A-2, etc). A gap in the numerical sequence means there are no community design guidelines for that particular Citywide Guideline.

#### A. SITE PLANNING

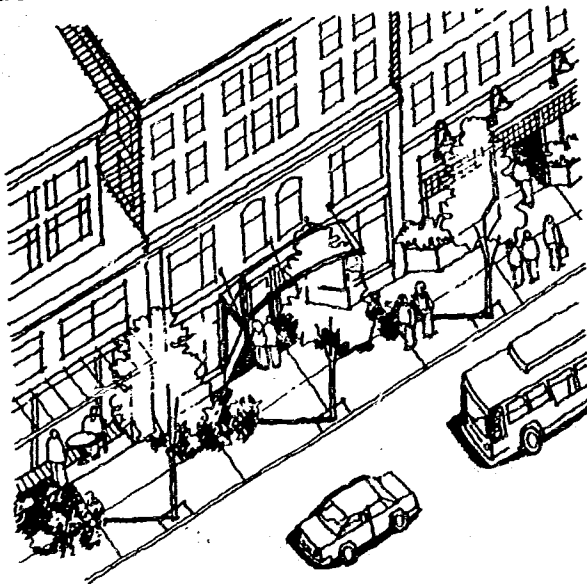
##### A-2 Streetscape Compatibility

A pedestrian-oriented streetscape is perhaps the most important characteristic to be achieved in new development in the Junction's mixed use areas (as previously defined). New development – particularly on SW Alaska, Genesee, Oregon and Edmunds Streets – will set the precedent in establishing desirable siting and design characteristics in the right-of-way.

##### considerations

A. Reduce the scale of the street wall with well-organized commercial and residential bays and entries, and reinforce this with placement of street trees, drop lighting on buildings, benches and planters.

B. Provide recessed entries and ground-related, small open spaces as appropriate breaks in the street wall.



#### Site Planning

streetscape compatibility



## A-4 Human Activity

**An active and interesting sidewalk engages pedestrians through effective transitions between the public and private realm.**



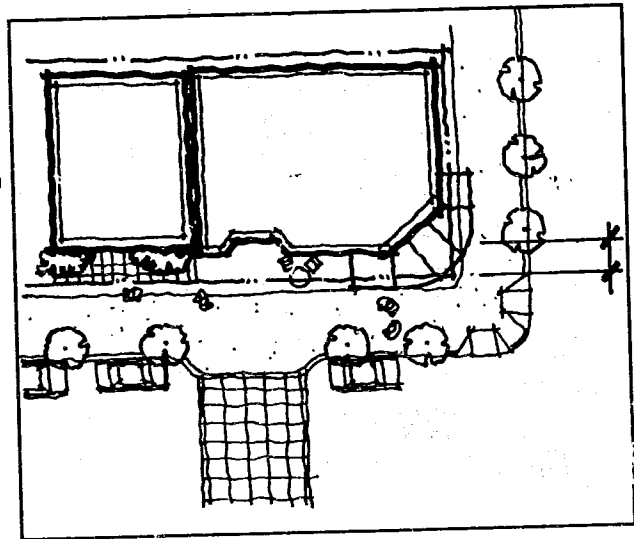
### Site Planning

human activity

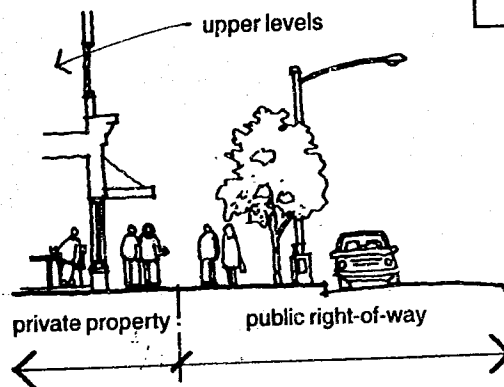
Particularly in the California Avenue Commercial Core, proposed development is encouraged to set back from the front property line to allow for more public space that enhances the pedestrian environment. Building facades should give shape to the space of the street through arrangement and scale of elements.

In exchange for a loss of development potential at the ground floor, the Design Review Board is encouraged to entertain a request for departures to exceed the 64% upper level lot coverage requirement for mixed-use projects.

*When a setback is not appropriate or feasible, consider maximizing street level open space with recessed entries and commercial display windows that are open and inviting.*



Consider setting the building back from the front property line to create an effective transition between the private and public realm.



## A-10 Corner Lots



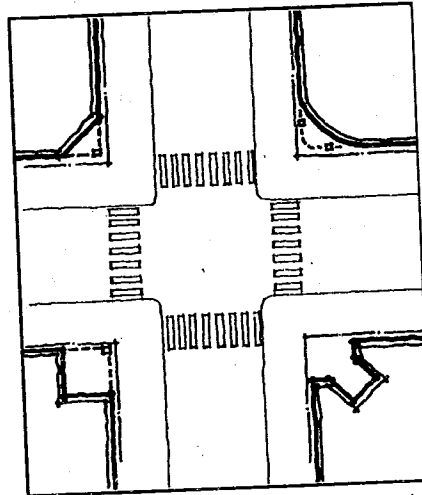
Pedestrian activities are concentrated at street corners. These are places of convergence, where people wait to cross and are most likely to converse with others. New development on corner lots should take advantage of this condition, adding

interest to the street while providing clear space for movement.

New buildings should reinforce street corners, while enhancing the pedestrian environment.

**A.** Public space at the corner, whether open or enclosed, should be scaled in a manner that allows for pedestrian flow and encourages social interaction. To achieve a human scale, these spaces should be well defined and integrated into the overall design of the building. Consider:

- providing seating;
- incorporating art that engages people;
- setting back corner entries to facilitate pedestrian flow and allow for good visibility at the intersection.



Building mass should reinforce the street corner while providing space for movement and activity.



**Site Planning**

corner lots

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## Site Planning

corner lots

### A-10 Corner Lots (cont'd)

The Citywide Design Guidelines encourage buildings on corner lots to orient to the corner and adjacent street fronts. Within the Junction there are several intersections that serve as "gateways" to the neighborhood.

B. Building forms and design elements and features at the corner of key intersections should create gateways for the neighborhood.

#### Gateways:

- California Avenue SW and SW Alaska Street
- California Avenue SW and SW Oregon Street
- SW Alaska Street and Fauntleroy Way SW
- California Avenue SW and SW Edmunds Street
- SW Alaska Street and 44<sup>th</sup> Ave. SW
- Fauntleroy Way SW and 35<sup>th</sup> SW



*Building form and elements are oriented to the corner.*



## B. HEIGHT, BULK AND SCALE

### B-1 Height, Bulk and Scale Compatibility

Current zoning in the Junction has created abrupt edges in some areas between intensive, mixed-use development potential and less-intensive, multifamily development potential. In addition, the Code-complying building envelope of NC-65' (and higher) zoning designations permitted within the Commercial Core would result in development that exceeds the scale of existing commercial/mixed-use development. More refined transitions in height, bulk and scale – in terms of relationship to surrounding context and within the proposed structure itself – must be considered.

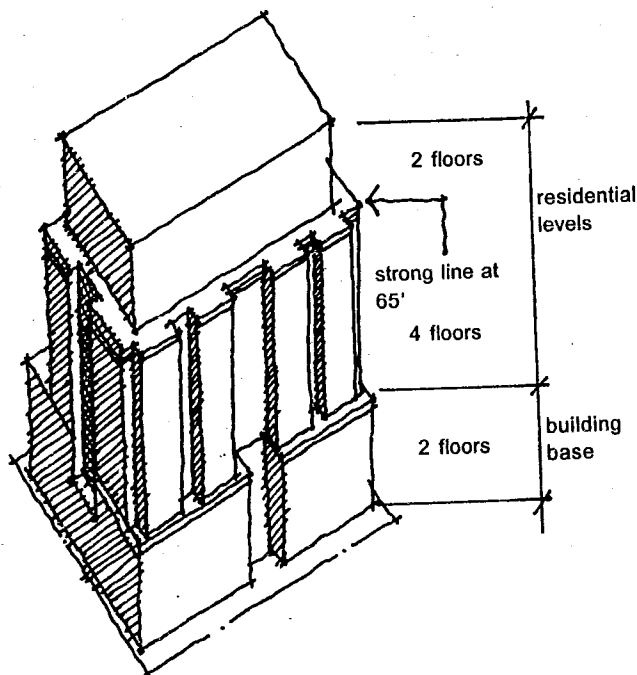
1. Applicant must analyze the site in relationship to its surroundings. This should include:

- Distance from less intensive zone;
- Separation between lots in different zones (property line only, alley, grade changes);

2. The massing prescribed by Neighborhood Commercial development standards does not result in mixed-use development that is compatible with the existing context. Among recent development in NC-65' zones and higher, the base (ground level commercial area) often appears truncated by the upper residential levels within a mixed-use building. The 13-foot, lot line – to – lot line commercial ground floor is an inadequate base for buildings of this size in terms of overall proportion. Moreover, surrounding commercial structures along California Avenue tend to have a building mass of twenty to thirty feet at the front property line. Therefore, for new

development in Neighborhood Commercial zones 65' or higher:

- Patterns of urban form in existing built environment, such as setbacks and massing compositions.
- Size of Code-allowable building envelope in relation to underlying platting pattern.



**Note:** Massing concept for an NC-85' structure. Not preferred architectural concept.



### Height, Bulk and Scale

height, bulk and scale  
compatibility

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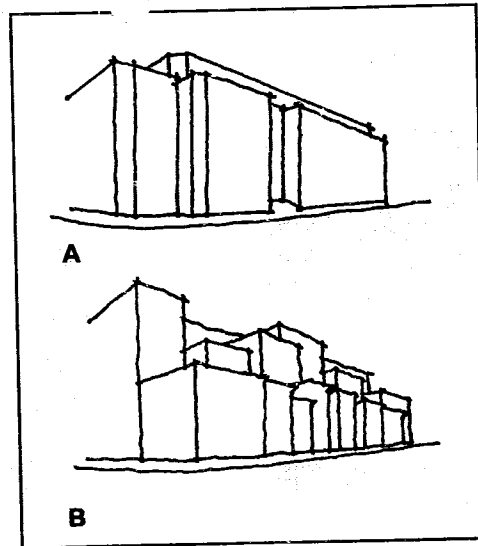


# B

## Height, Bulk and Scale

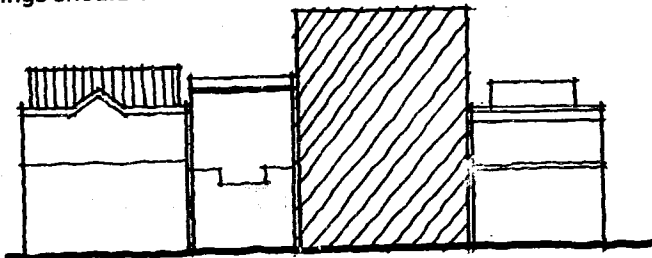
height, bulk and scale  
compatibility

3. New buildings should use architectural methods including modulation, color, texture, entries, materials and detailing to break up the facade - particularly important for long buildings - into sections and character consistent with traditional, multi-bay commercial buildings prevalent in the neighborhood's commercial core.

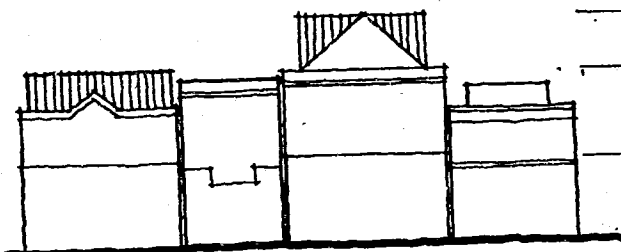


*The bulk of the top building ('A') is at odds with the rhythm of the small buildings along California Ave SW. Consider breaking the mass of large structures into form elements similar to the scale and character of the surrounding street frontage (Building 'B').*

4. The arrangement of architectural elements, materials and colors should aid in mitigating height, bulk and scale impacts of Neighborhood Commercial development, particularly at the upper levels. For development greater than 65 feet in height, a strong horizontal treatment (e.g. cornice line) should occur at 65 ft. Consider a change of materials, as well as a progressively lighter color application to reduce the appearance of upper levels from the street and adjacent properties. The use of architectural style, details (i.e. rooflines, cornice lines, fenestration patterns), and materials found in less intensive surrounding buildings should be considered.



a larger potential building envelope (shaded) within the context of existing structures



design the larger structure to be compatible in scale with the surrounding buildings

materials and features derivative from less intensive development on upper levels  
strong horizontal treatment at the height of surrounding bldgs.  
scale of first 2-3 levels to give appearance of 3-story bldg. at street level



## C. ARCHITECTURAL ELEMENTS AND MATERIALS

### C-1 Architectural Context

#### Facade Articulation

To make new, larger development compatible with the surrounding architectural context, facade articulation and architectural embellishment are important considerations in mixed use and multifamily residential buildings. When larger buildings replace several small buildings, facade articulation should reflect the original platting pattern and reinforce the architectural rhythm established in the commercial core.



#### Architectural Elements

architectural context

#### Architectural Cues

New mixed-use development should respond to several architectural features common in the Junction's best storefront buildings to preserve and enhance pedestrian orientation and maintain an acceptable level of consistency with the existing architecture. To create cohesiveness in the Junction, identifiable and exemplary architectural patterns should be reinforced. New elements can be introduced - provided they are accompanied by strong design linkages.

Preferred elements can be found in the examples of commercial and mixed-use buildings in the Junction included on this page.



transom

street-level display windows

kick-plate



sign band

recessed entry

interesting parapets and cornices





## Architectural Elements

architectural concept  
and consistency  
human scale

## C-2 Architectural Concept and Consistency

New multi-story developments are encouraged to consider methods to integrate a building's upper and lower levels. This is especially critical in areas zoned NC-65' and greater, where more recent buildings in the Junction lack coherency and exhibit a disconnect between the commercial base and upper residential levels as a result of disparate proportions, features and materials. The base of new mixed-use buildings - especially those zoned 65 ft. in height and higher - should reflect the scale of the overall building. New mixed-use buildings are encouraged to build the commercial level, as well as one to two levels above, out to the front and side property lines to create a more substantial base.

The use and repetition of architectural features and building materials, textures and colors can help create unity in a structure. Consider how the following can contribute to a building that exhibits a cohesive architectural concept:

- facade modulation and articulation;
- windows and fenestration patterns;
- trim and moldings;
- grilles and railings;
- lighting and signage.

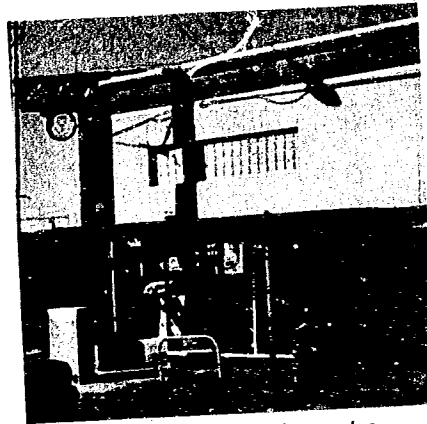
## C-3 Human Scale

Facades should contain elements that enhance pedestrian comfort and orientation while presenting features with visual interest that invite activity.

Overhead weather protection should be functional and appropriately scaled, as defined by the height and depth of the weather protection. It should be viewed as an architectural amenity, and therefore contribute positively to the design of the building with appropriate proportions and character.

Overhead weather protection should be designed with consideration given to:

- continuity with weather protection on nearby buildings;
- when opaque material is used, the underside should be illuminated.



Example of overhead weather protection that is coherently integrated into the building's moderne style.





*Blade signs add to the character of the streetscape and help orient pedestrians.*

**Signage.** Signs should add interest to the street level environment. They can unify the overall architectural concept of the building, or provide unique identity for a commercial space within a larger mixed-use structure. Design signage that is appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and vehicles on streets.

The following sign types are encouraged:

- pedestrian-oriented blade and window signs;
- marquee signs and signs on overhead weather protection;
- appropriately sized neon signs.



## Architectural Elements

signage



*Example of signage (Arts West) at the street level for a broader range of visibility. Street level signs should be integrated with the overall design of the building when attached to the façade.*



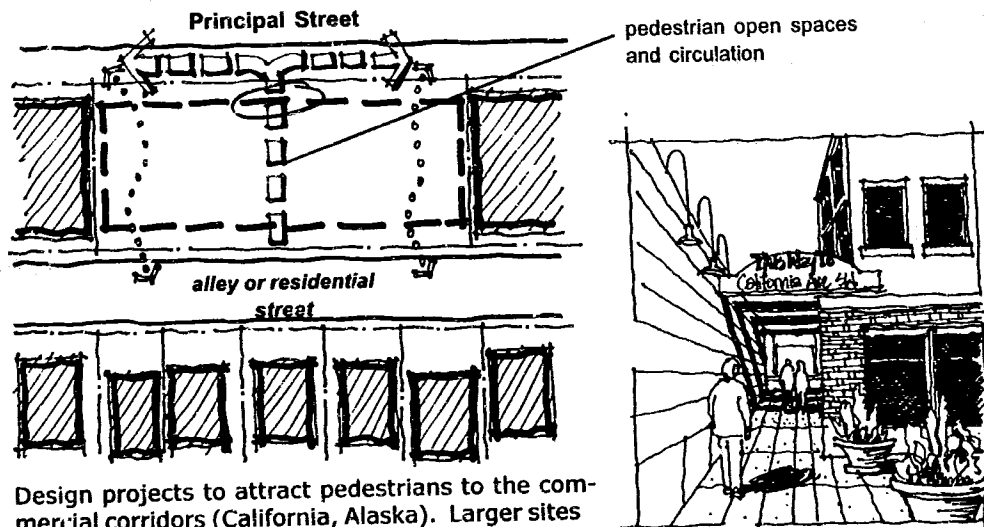
## D. PEDESTRIAN ENVIRONMENT

### D-1 Pedestrian Open Spaces and Entrances

# D

## Pedestrian Environment

pedestrian open spaces and entrances



Design projects to attract pedestrians to the commercial corridors (California, Alaska). Larger sites are encouraged to incorporate pedestrian walkways and open spaces to create breaks in the street wall and encourage movement through the site and to the surrounding area. The Design Review Board would be willing to entertain a request for departures from development standards (e.g. an increase in the 64% upper level lot coverage in NC zones and a reduction in open space) to recover development potential lost at the ground level.

a passageway can extend the pedestrian environment of the commercial core through a large development site and into the surrounding neighborhood.

### Street Amenities

Streetscape amenities mark the entry and serve as wayfinding devices in announcing to visitors their arrival in the commercial district. Consider incorporating the following treatments to accomplish this goal:

- pedestrian scale sidewalk lighting;
- accent pavers at corners and mid-block crossings;
- planters;
- seating.

Pedestrian enhancements should especially be considered in the street frontage where a building sets back from the sidewalk.

*Note: The recently completed California Avenue SW street improvement project offers good examples of street amenities that could be repeated in portions of new developments that extend into the public realm. Details of these streetscape elements can be obtained from the West Seattle Junction Association.*



## D-5 Visual Impacts of Parking Structures

Parking structures should be designed and sited in a manner that enhances pedestrian access and circulation from the parking area to retail uses.

The design of parking structures/areas adjacent to the public realm (sidewalks, alley) should improve the safety and appearance of parking uses in relation to the pedestrian environment.



### Pedestrian Environment

visual impacts of parking structures

There should be no auto access from the principal street (California Wy. and Alaska St.) unless no feasible alternative exists. Located at the rear property line, the design of the parking façade could potentially be neglected. The City would like to see its alleys improved as a result of new development. The rear portion of a new building should not turn its back to the alley or residential street, but rather embrace it as potentially active and vibrant environment. The parking portion of a structure should be compatible with the rest of the building and the surrounding streetscape. Where appropriate, consider the following treatments:



*The parking level in this structure has been integrated into the overall building design in a cohesive manner by carrying the pilasters down to the ground level and is further concealed through decorative metal grille work*

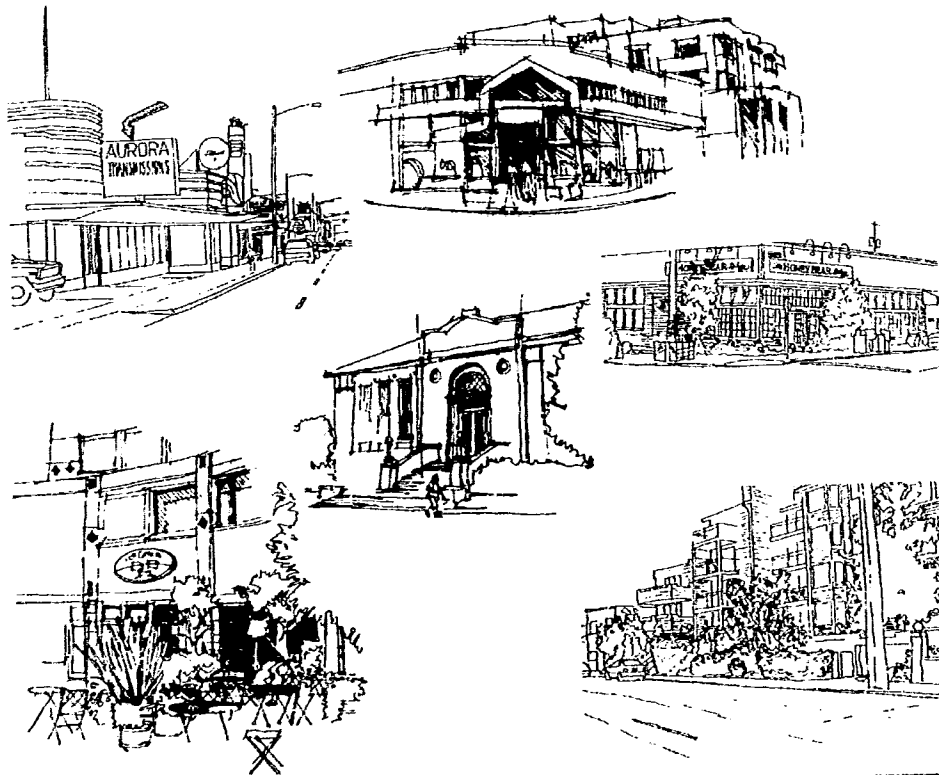
- Integrate the parking structure with building's overall design.
- Provide a cornice, frieze, canopy, overhang, trellis or other device to "cap" the parking portion of the structure.
- Incorporate architectural elements into the facade.
- Recess portions of the structure facing the alley to provide adequate space to shield trash and recycling receptacles from public view.





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# GREEN LAKE *neighborhood*

## Design Guidelines

Final Draft 6.25.01

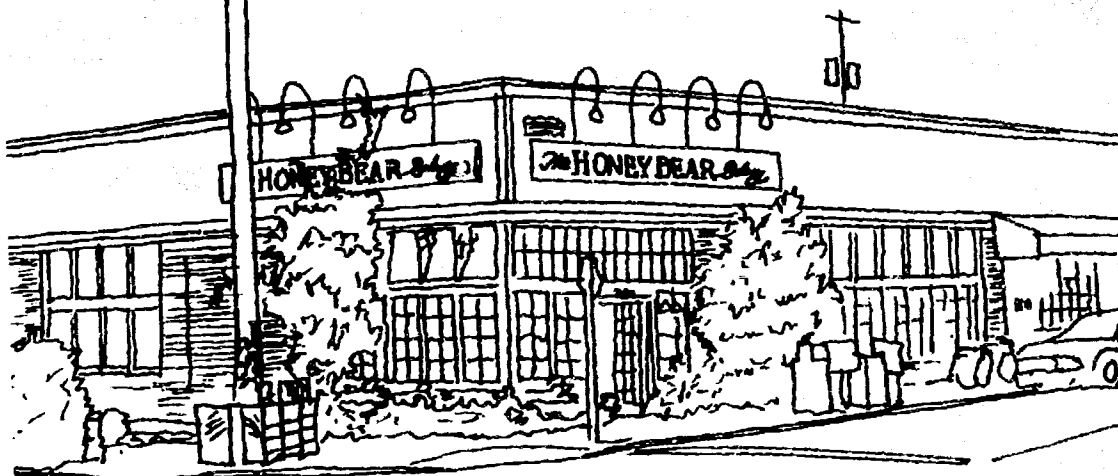


**City of Seattle**  
Department of Design,  
Construction & Land Use



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# Green Lake Neighborhood Design Guidelines



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**Design Review •** *Green Lake Neighborhood Design Guidelines*



# Green Lake Neighborhood Design Guidelines

Projects requiring design review must address the community design guidelines in this handbook as well as the Citywide Design Guidelines. These guidelines apply to projects undergoing design review within the Green Lake Neighborhood Planning boundary.

**Note:** The guidelines are numbered to correspond to the Citywide Design Guidelines (A-1, A-2, etc.). A gap in the numerical sequence means there are no neighborhood design guidelines for that particular Citywide Guideline.

## A

### Site Planning

responding to site characteristics

## A. Site Planning

### A-1 Responding to Site Characteristics

#### Views of Lake

Numerous streets offer excellent views of, and pedestrian access to, the lake. Consider siting the building to take advantage of these views and to enhance views from the public right-of-way. Methods to accomplish this include setbacks from lake views, landscape elements and street trees to frame views rather than block them, and pedestrian spaces with views of the lake.

#### Curved and Discontinuous Streets

The community's street pattern responds to the lake by breaking with the city's standard north-south and east-west grid pattern. This response to the lake creates numerous discontinuous streets, street offsets, and curved streets, which are an aspect of the community character. New development can take advantage of such street patterns by providing special features that complement these unique spaces. (See guidelines A-2, C-2, and E-2.)

#### Entry Locations

Within the Green Lake Planning Area, certain locations serve as entry points into neighborhood and commercial areas. Development of properties at these 'Entry Locations' should include elements suggesting an entry or gateway. Examples include a clock tower, turret or other architectural features, kiosks, benches, signage, landscaping, public art or other features that contribute to the demarcation of the area. The Entry Locations, identified by the community based on traffic flow, general visibility and development potential, are (see also Fig. 1):

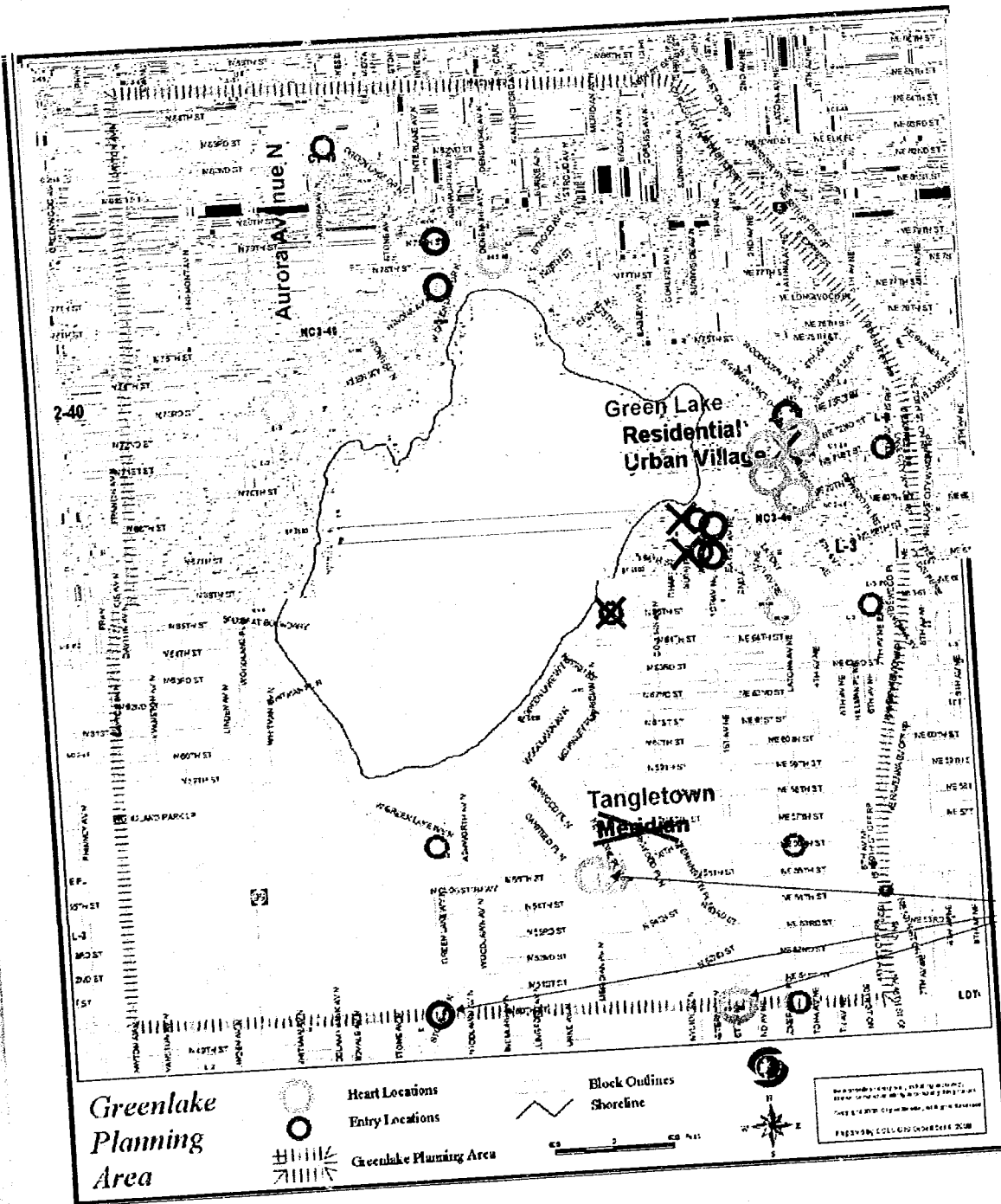
- NE 71<sup>st</sup> St at 6th Ave NE—freeway access and link between Green Lake and Roosevelt
- NE Ravenna Blvd at NE 65<sup>th</sup> St—freeway access and link and link between Green Lake and Roosevelt
- Latona Ave NE at NE 50<sup>th</sup> St
- W Green Lake Way at E Green Lake Way N (golf course)
- Green Lake Dr. N at Aurora Ave. N
- Aurora Ave. N at N 49th St (south of Woodland Park Zoo)

In addition, two special locations within the planning area represent entry into the Residential Urban Village and should be developed accordingly:

- Woodlawn Ave NE at 1st Ave. NE - south entry
- Woodlawn Ave NE at Maple Leaf Pl - north entry



A



**Figure 1: Green Lake Neighborhood Planning Area Boundary and Heart and Entry Locations**

**Zone Designations:**  
 SF 5000 (Single Family), LDT (Lowrise, Duplex, Triplex), L1, L2, L3 (Lowrise 1, 2 and 3),  
 MR (Midrise), RC (Residential Commercial), NC2, NC3 (Neighborhood Commercial 2, 3),  
 C1 (Commercial 1), MIO (Major Institution Overlay), P2 (Pedestrian Overlay)

For the most up-to-date zoning designations, please refer to the official City of Seattle zoning map.

**Design Review • Green Lake Neighborhood Design Guidelines**





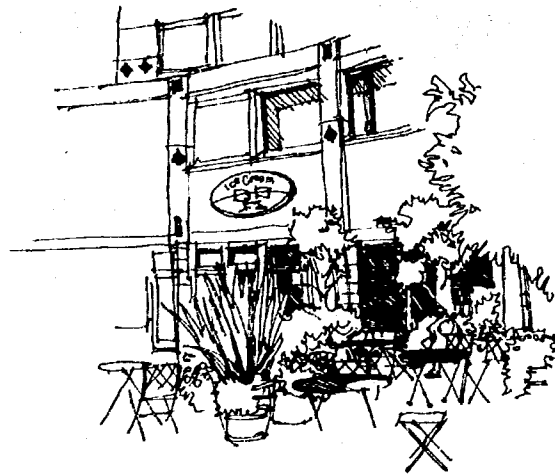
## Site Planning

responding to site characteristics

### Heart Locations

Within the Green Lake Planning Area, several important intersections, called "Heart Locations", serve as centers of commercial and social activity. Development at Heart Locations should enhance their central character through appropriate site planning and architecture. A building's primary entry and facade, for example, should face the intersection. In addition, to promote pedestrian activity, these sites have a high priority for public-oriented improvements, such as those involving the sidewalk, roadway surface, open space, or other streetscape elements. Developers should review programmed public improvements, if any, for the area. The community-identified "Heart Locations" are (see also Fig. 1):

- E Green Lake Dr at NE 72<sup>nd</sup> St
- Woodlawn Ave NE at NE 72<sup>nd</sup> St
- NE Ravenna Blvd at E Green Lake Dr N and NE 71<sup>st</sup> St (4-way intersection)
- E Green Lake Dr between Wallingford Ave N and Densmore Ave N (Northshore Plaza)
- NE 65<sup>th</sup> St at Latona Ave NE.
- Winona Ave N at Linden Ave N (west of Aurora)
- NE 50<sup>th</sup> St at 1<sup>st</sup> Ave NE
- N 55th St at Keystone Pl N (Tangletown)
- NE Ravenna Blvd at Woodlawn Ave NE



*a good example of how a building and project-related amenities respond to a "heart location" on East Green Lake Drive*

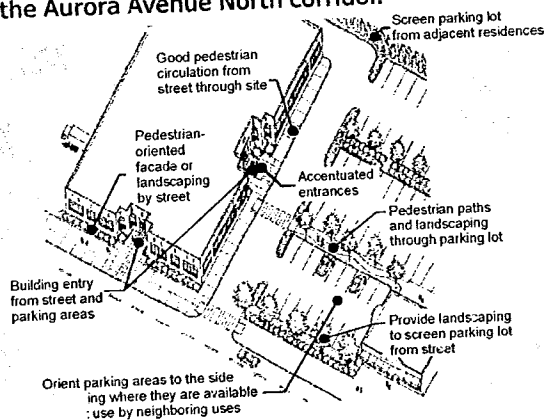


## A-2 Streetscape Compatibility

A continuous street wall is an important design consideration within Green Lake's commercial and mixed-use, pedestrian-oriented areas.

### Aurora Avenue North

A continuous street wall is less of a consideration on Aurora Avenue N, where numerous parking lots and storage areas punctuate the streetscape. In this area, a pleasant and consistent streetscape can be achieved by reinforcing the rhythm of alternating buildings and well-landscaped vehicle access areas. Parking lots should be placed at the rear and to the sides of buildings, and the buildings should be located near the street. Parking lot landscaping and screening are particularly important in improving the appearance of the Aurora Avenue North corridor.



*A good site design example for Aurora Ave N.*

### Multifamily Residential Areas

Landscaping in the required front setbacks of new multifamily development is an important siting and design consideration to help reinforce desirable streetscape continuity.



*Streetscape continuity on Linden Avenue N. emphasizes modest setbacks and relatively consistent landscaping*



**Site Planning**

streetscape  
compatibility





## Site Planning

human activity

### A-4 Human Activity

Pedestrian activity is a high priority in the Green Lake business areas. It is recognized, however, that within commercial zones, the appropriateness of traditional storefronts may depend upon location, adjacent properties and the type of street on which the development fronts. In the case of a mixed-use building, for example, at the intersection of an arterial and a residential street, it might be more appropriate to place non-storefront commercial facades on the quieter residential street. In such cases, the following can contribute to a commercial facade that exhibits a character and presence that achieves a sensitive transition from commercial to residential uses:

- slightly less transparency than a standard storefront window;
- recessed entries;
- landscaping along the building base and entry; and
- minimized glare from exterior lighting.

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## A-6 Transition Between Residence and Street

### Residential Buildings

Residences on the ground floor should be raised for residents' privacy, if allowed by site conditions. Well-landscaped, shallow front yard setbacks are also typical and appropriate. (See guideline A-2.)

### Mixed-Use Buildings

For mixed-use buildings with residential units over commercial ground-floor uses, consider locating the primary residential entry on the side street rather than in the main commercial area. This is one method to ensure a continuous commercial storefront that separates the residential and commercial entries to create privacy for the residential units.



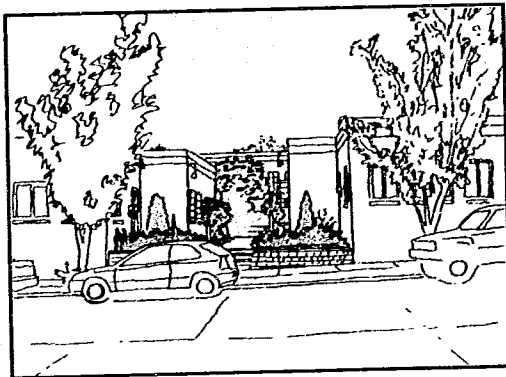
### Site Planning

transition between  
residence and street  
residential open space

## A-7 Residential Open Space

The Design Review Board may consider reducing the total amount of open space required by the Land Use Code if the project substantially contributes to the objectives of the guideline by:

- Creating a substantial courtyard-style open space (see sketch below) that is visually accessible to the public and that extends to the public realm.
- Setting back development to improve a view corridor.
- Setting upper stories of buildings back to provide solar access and/or to reduce impacts on neighboring single-family residences.
- Providing open space within the streetscape or other public rights-of-way contiguous with the site. Such public spaces should be large enough to include streetscape amenities that encourage gathering. For example, a curb bulb with outdoor seating adjacent to active retail would be acceptable.



*A good example of residential open space that is visually accessible from the street*



## B. HEIGHT, BULK AND SCALE

### B-1 Height, Bulk and Scale Compatibility

#### Zone Edges

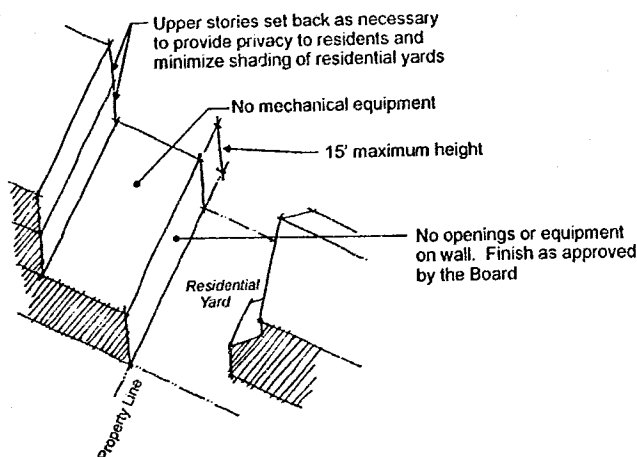
Refer to the Citywide Guidelines for Multifamily & Commercial Buildings for design techniques to achieve a sensitive transition between Neighborhood Commercial (NC) or Commercial (C) and smaller-scale residential zones. Figure 2 on the following page illustrates zone edges that warrant special consideration.

Some properties adjacent to Green Lake's Neighborhood Commercial areas are zoned single-family, but have a small portion zoned Neighborhood Commercial. In general, these properties can only be developed with single-family houses. In such cases where a property with more-intensive zoning is adjacent to a property that contains such split zoning, the developer is encouraged to use the following design techniques to improve the transition to the neighboring, less-intensive zone:

- Building setbacks similar to those specified in the Land Use Code for zone edges where a proposed development project within a more intensive zone abuts a lower intensive zone.
- Techniques specified in the Citywide Design Guidelines A-5 and B-1.

Along a zone edge without an alley, consider additional methods that help reduce the potential 'looming' effect a much larger structure in proximity to smaller, existing buildings creates with height, bulk, scale and privacy impacts.

- One possibility is allowing the proposed structure's ground floor to be built to the property line and significantly stepping back the upper levels from the adjacent existing building (see sketch below). The building wall at the property line should be designed in a manner sympathetic to the existing structure(s), particularly regarding privacy and aesthetic issues.



*This zone edge option may be desirable in locations where there is no alley between the higher and lower intensity zones.*

**B**

#### Height, Bulk and Scale

height, bulk and scale compatibility



height, bulk and scale  
compatibility

## C. ARCHITECTURAL ELEMENTS AND MATERIALS

### C-1 Architectural Context



#### Architectural Elements and Materials

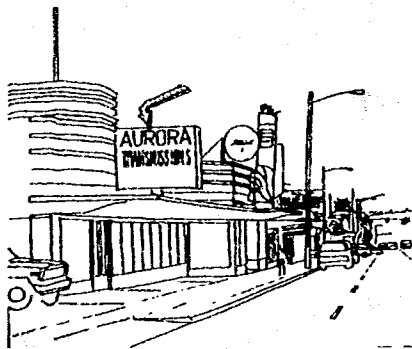
architectural context

#### Distinct Architectural Themes and Styles

Green Lake contains several neighborhood commercial areas (see Figure 2 for the location of these areas). Encourage the following design features in these areas:

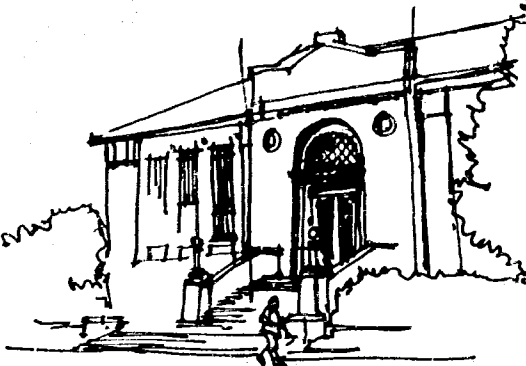
**Aurora Avenue North Corridor:** Recognize Aurora's 1920-1950 commercial character while making the area more friendly to the pedestrian. Specific architectural cues include creative and playful signage, simple post-WW II architecture and flamboyant architecture (e.g., Twin Teepees, the Elephant).

*Aurora's mid 20th Century commercial character*



**Residential Urban Village:** Build on the core's classical architectural styles (community center, library, Marshall School, VFW building). Also, many of the existing buildings are simple "boxes," with human scale details and features at the ground level to add interest (e.g., building at the NE corner of E. Green Lake Dr. and NE 72nd Street). Brick and detailed stucco are appropriate materials.

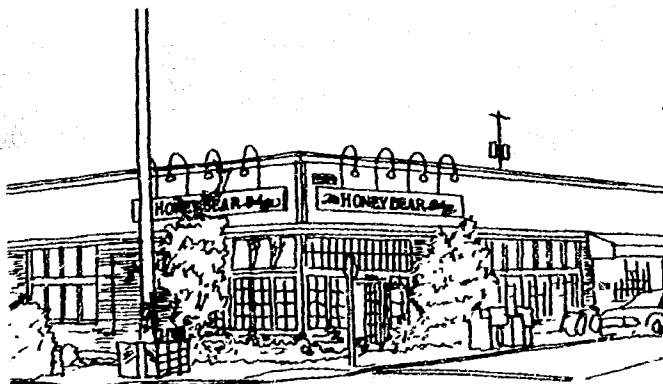
*The Green Lake Branch Library is a good example of some of the classical architectural styles found in the Residential Urban Village*



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**Tangletown (55<sup>th</sup>/56<sup>th</sup> Street corridor and Meridian) and 65<sup>th</sup>/Latona:** Build on both commercial areas' human scale elements, particularly the traditional storefront details and proportions of early 1900s vernacular commercial buildings. A mix of traditional and contemporary forms and materials is appropriate provided there is attention to human scale detailing in elements such as doors, windows, signs, and lights.



*Tangletown's commercial buildings typically employ traditional storefront details and human scale elements*



## **Architectural Elements and Materials**

architectural context

signage

## **Signage**

The design and placement of signs plays an important role in the visual character and identity of the community. While regulatory sign review is not in the purview of design review, integration with the overall architectural expression of a building and appropriate scale and orientation are important design considerations. Franchises should not be given exceptions to these guidelines. Except within the Aurora Avenue North corridor, signage should be oriented to pedestrians. Specifically:

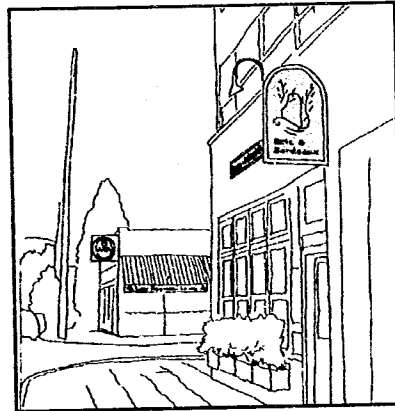
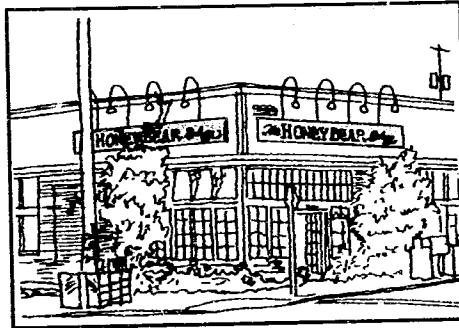
1. Building signs should reinforce the character of the building and local district(s).
2. Neighborhood Commercial Areas (excluding Aurora Avenue North):
  - Small signs incorporated in the building's architecture are preferred: along a sign band, on awnings or marquees, located in windows, or hung perpendicular to the building façade.
  - Neon signs are appropriate.
  - Large illuminated box signs (backlit "can" signs) are discouraged, unless they are designed to be compatible with the character of surrounding development.
  - Post-mounted signs are discouraged since they are more appropriate in suburban or automobile-oriented settings.





## Architectural Elements and Materials

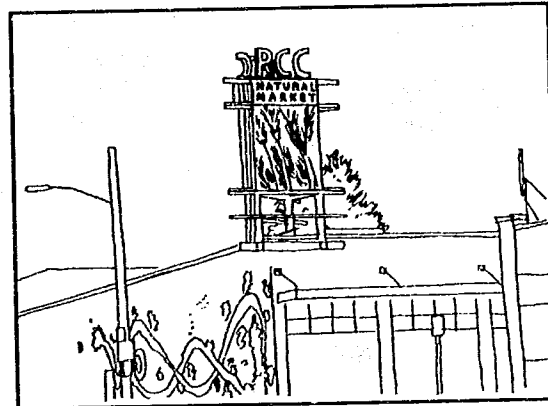
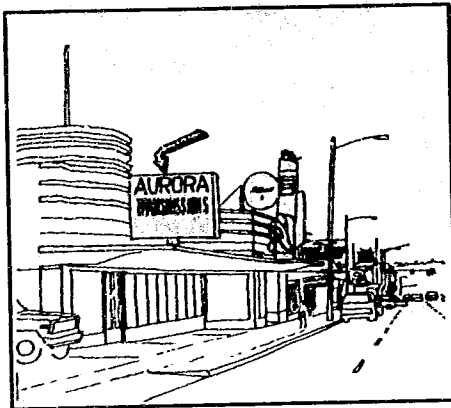
signage



*Good examples of neighborhood commercial signs*

### Aurora Avenue North Corridor:

- New signs should acknowledge Aurora's 1920-1950 commercial character. Sign Designs, including those for corporate franchises, are encouraged to be playful, interesting, and colorful in order to respond to desirable elements of the corridor's commercial strip heritage.



*Older and newer sign examples appropriate for Aurora Avenue North*



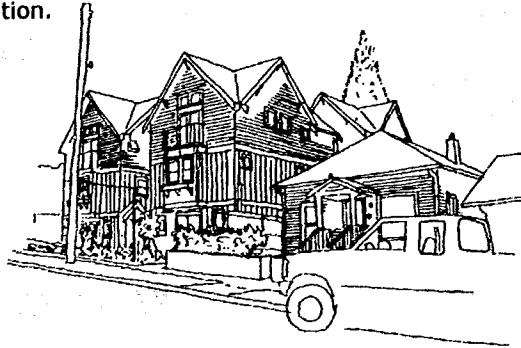
## Facade Articulation

**Multi-family residential structures:** The facade articulation of new multi-family residential buildings (notably in Lowrise zones) should be compatible with the surrounding single-family architectural context. Architectural details similar to those found on early 20th Century single-family homes in Green Lake can add further interest to a building, and lend buildings a human scale. Consider the following features:

- Pitched roof
- Covered front porch
- Vertically proportioned windows
- Window trim and eave boards
- Elements typical of neighborhood house forms

When larger buildings replace several small buildings, facade articulation is an important consideration in reinforcing the rhythm of the neighborhood.

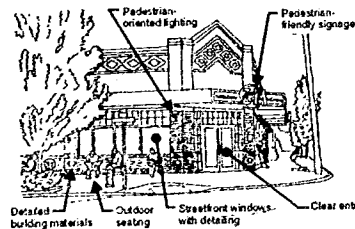
Also, new multi-family construction is encouraged to use the Green Lake neighborhood's *Single-Family Voluntary Contextual Design Guidelines* for inspiration.



Similar roof, window treatment, proportional massing and setbacks provide a level of continuity between these structures despite the difference in size.

### **Neighborhood commercial structures:**

Generous modulation in the street-fronting facade is less important in neighborhood commercial or mixed use structures as long as an appropriate level of details is present to break up the facade. Many existing structures are simple boxes that are well-fenestrated and contain a number of details that add interest at the ground level and lend buildings a human scale. However, particularly large buildings, usually resulting from the aggregation of many properties, may need more modulation to reduce the potential bulk and scale. Substantial modulation of neighborhood commercial structures at the street level is discouraged unless the space or spaces created by the modulation are large enough for pedestrians to use.



Human scale details at the ground level are more important than overall facade articulation in neighborhood commercial buildings.



## Architectural Elements

architectural context





### Architectural Elements

architectural concept and consistency

exterior finish materials

## C-4 Exterior Finish Materials

New buildings should feature durable, attractive, and well-detailed finish materials in responding to the vernacular of the surrounding area, where desirable. Innovative use of materials is encouraged, as long as they meet the above criteria.

### Building Materials in Green Lake's Individual Districts

Encourage the use of common building materials found in Green Lake's individual districts or sub-areas:

1. Green Lake Residential Urban Village (up to NC3 and up to 65 feet): Surface treatments are almost all brick (painted or unpainted) or stucco. Some additional variations exist south of Ravenna Boulevard.
2. Tangletown (55<sup>th</sup>/56<sup>th</sup> Corridor and Meridian [NC1-30]): This area has a consistent treatment of brick at the ground level and wood siding on the lower and upper (residential) levels.
3. 65<sup>th</sup> at Latona (NC1-30): This area should have a consistent treatment of brick at the ground level and wood siding on the upper (residential) levels.

### Special material requirements and recommendations

Encourage the materials listed below as long as they complement a building's architectural character and surrounding architectural context. When using these materials, consider the following recommendations:

1. Metal siding: If metal siding is used over more than 25 percent of a building's facade, it should not have a glare or glossy finish. If metal siding is used over 25 percent of the building facade, then the building design should include the following elements:
  - Visible window and door trim painted or finished in a complementary color.
2. Masonry units: If concrete blocks (concrete masonry units or "cinder blocks") are used for walls that are visible from a public street or park, then the concrete block construction should be architecturally treated in one or more of following ways:
  - Textured blocks with surfaces such as split face or grooved
  - Colored mortar
  - Other masonry types such as brick, glass block or tile use in conjunction with concrete blocks
3. Wood siding and shingles: Wood siding and shingles are appropriate on upper stories or on single-purpose residential projects.

### Discouraged Materials

Discourage the materials listed below:

1. Mirrored glass: This is especially inappropriate when glare could be a problem.
2. Sprayed on finish: Sprayed-on finish with large aggregate is strongly discouraged.





## **D. PEDESTRIAN ENVIRONMENT**

### **D-1 Pedestrian Open Spaces and Entrances**

#### **Make Aurora More Pedestrian Friendly**

Although Aurora Avenue north of N. 80<sup>th</sup> Street is likely to retain its automobile-oriented character, new development should make the entire Aurora corridor more friendly to pedestrians by encouraging:

- Street-fronting entries
- Pedestrian-oriented facades and spaces.
- Overhead weather protection.

#### **Streetscape amenities**

New development are encouraged to work with the Design Review Board and interested citizens to locate features that activate and enhance the public realm. The Board would be willing to entertain a request for a departure in open space requirements if the project proponent provides an acceptable plan from -but not limited to- the following list:

- Curb bulbs adjacent to active retail spaces
- Pedestrian-oriented street lighting
- Street furniture



#### **Pedestrian Environment**

pedestrian open spaces and entrances

## **E. LANDSCAPING**

### **E-3 Landscape Design to Address Special Site Conditions**

#### **Celebrate the Olmsted heritage**

Green Lake Park, Ravenna Boulevard and Lower Woodland Park are visible and accessible examples of the Olmsted brothers' design. New development should build on this character by employing informal groupings of large and small trees and shrubs. A mix of deciduous, evergreen, and ornamental plant materials is appropriate. Continuous rows of street trees contrasting with the informal, asymmetric landscaping of open spaces are also typical (see Fig. 3 for examples)..



**Typical Olmsted Park Boulevard Features**

**Non-Park Application of Olmsted Principles**

**Formal Axis**

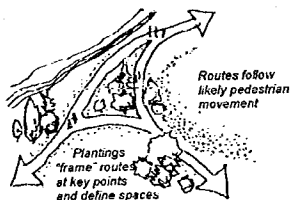
Formal plantings on a straight roadway



Street trees or architecture that frames views of lake or prominent landmark.

**Informal Paths**

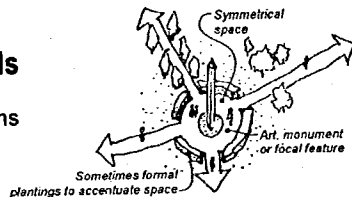
Curvilinear paths following topography and land forms



Informal walking paths can be effective for multi-family complexes.

**Focal Points at Crossroads**

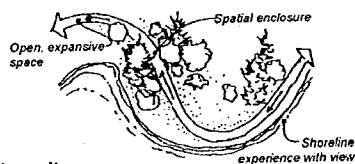
Celebration of intersecting paths



Signage can accentuate a crossroads.

**Sequential Experience**

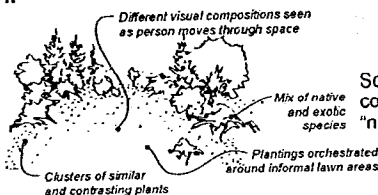
Path offers variety of spatial and visual experiences as pedestrian moves along it



Some residents have planted trees to accentuate the curvilinear remnant of the Olmsted Boulevard system.

**"Naturalistic" Landscape**

Plantings imitate idealized natural plant communities



Some neighborhood apartment complexes feature informal "naturalistic" landscape.

**Figure 3: Principles of Olmsted brothers' design**

**E**

**Landscaping**

landscape design to address special site conditions



## ORDINANCE \_\_\_\_\_

1  
2 **AN ORDINANCE** relating to land use and zoning; amending Section 23.41.010,  
3 approving and adopting new Neighborhood Design Guidelines for the  
4 West Seattle Junction Urban Village and the Green Lake Neighborhood  
5 (including Residential Urban Village); and amending Section 23.41.012 of  
6 the Seattle Municipal Code to allow additional building height within the  
7 Ballard Municipal Center Master Plan area.

8 **WHEREAS**, the City's Design Review Program was approved for  
9 implementation in 1993, at which time it was contemplated that a  
10 neighborhood could develop design guidelines specific to a  
11 neighborhood's individual character, augmenting the City's Design  
12 Guidelines; and

13 **WHEREAS**, in order to guide future development, the West Seattle Junction Urban  
14 Village and the Green Lake Neighborhood, as part of the City's neighborhood  
15 planning process, have developed Design Guidelines for new multifamily and  
16 commercial development within their respective urban village boundaries as a  
17 way of promoting specific design goals identified by each neighborhood.

18 **NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS**  
19 **FOLLOWS:**

20 **Section 1.** Section 23.41.010 of the Seattle Municipal Code, which Section  
21 was last amended by ordinance 120209, is amended as follows:

### 22 **23.41.010 Design Review Guidelines.**

23 A. The "Guidelines for Multifamily and Commercial Buildings, 1998" and  
24 neighborhood design guidelines approved by the City Council and identified in  
25 subsection B, provide the basis for Design Review Board recommendations and City  
26 design review decisions, except in Downtown, where the "Guidelines for Downtown  
27 Development, 1999" apply. Neighborhood design guidelines are intended to augment  
28 and make more specific the "Guidelines for Multifamily and Commercial Buildings,  
1998" and the "Guidelines for Downtown Development, 1999." To the extent there  
are conflicts between neighborhood design guidelines and the "Guidelines for  
Multifamily and Commercial Buildings, 1998" or "Guidelines for Downtown  
Development, 1999", the neighborhood design guidelines shall prevail.

B. The following Neighborhood design guidelines are approved:

1. "University Community Design Guidelines, 2000";
2. "Pike/Pine Urban Center Village Design Guidelines, 2000";
3. "Roosevelt Urban Village Design Guidelines, 2000";



- 1 2000";  
2  
3 and  
4  
5 4. "Ballard Municipal Center Master Plan Area Design Guidelines,  
6 5. "West Seattle Junction Urban Village Design Guidelines, 2001";  
7 6. "Green Lake Neighborhood Design Guidelines, 2001".

8 **Section 2.** Subsection B of Section 23.41.012 of the Seattle Municipal Code,  
9 which Section was last amended by Ordinance 120209, is amended as follows:

10 **23.41.012 Development standard departures.**

11 \* \* \*

12 **B. Departures may be granted from the following requirements:**

- 13 1. Structure width and depth limits;  
14 2. Setback requirements;  
15 3. Modulation requirements;  
16 4. SCM zone facade requirements, including transparency  
17 and blank facade provisions;  
18 5. Design, location and access to parking requirements;  
19 6. Open space or common recreation area requirements;  
20 7. Lot coverage limits;  
21 8. Screening and landscaping requirements;  
22 9. Standards for the location and design of nonresidential  
23 uses in mixed use buildings;  
24 10. Within Urban Centers, in L3 zones only, the pitched  
25 roof of a structure, as provided in Section 23.45.009 C, may incorporate  
26 additional height of up to twenty (20) percent of the maximum height permitted,  
27 as provided in Section 23.45.009 A, subject to the following limitations:  
28 a. A pitched roof may not incorporate the additional  
height if the structure is on a lot abutting or across a street or alley from a single-  
family residential zone,  
b. The proposed structure must be compatible with  
the general development potential anticipated within the zone,  
c. The additional height must not substantially  
interfere with views from up-slope properties, and  
d. No more than one (1) project on one (1) site within  
each Urban Center may incorporate additional height in the pitched roofs of its  
structures pursuant to this subsection unless development regulations enacted  
pursuant to a neighborhood planning process allow other projects to incorporate such  
additional height;  
11. Building height within the Roosevelt Commercial Core,  
up to an additional three (3) feet, for properties zoned NC3-65', (Exhibit  
23.41.012A, Roosevelt Commercial Core);  
12. Building height within the Ballard Municipal Center  
Master Plan area, ((up to an additional 9 feet,)) for properties zoned NC3-65',  
(Exhibit 23.41.012B, Ballard Municipal Center Master Plan area). The additional



height may not exceed nine (9) feet, and may be granted only for townhouses that front a mid-block pedestrian connection or a park identified in the Ballard Municipal Center Master Plan;

13. Reduction in required parking for ground level retail uses that abut established mid-block pedestrian connections through private property as identified in the "Ballard Municipal Center Master Plan Design Guidelines, 2000". The parking requirement must be no less than the required parking for Pedestrian 1 designated areas shown in Section 23.47.004 Chart E;

14. Downtown or Stadium Transition Overlay District street facade requirements;

15. Downtown upper-level development standards;

16. Downtown coverage and floor size limits;

17. Downtown maximum wall dimensions;

18. Downtown street level use requirements; and

19. Combined coverage of all rooftop features in downtown zones subject to the limitations in Section 23.49.008 C2; and

20. Certain conditions to allowance of additional height in DOC 1 and DOC 2 zones pursuant to subsection 23.49.008A 2, as follows:

a. limits on gross floor area of stories under subsection 23.49.008 A2a(2); and

b. percentages of lot area that must be occupied by open space or by structures no greater than thirty-five (35) or sixty-five (65) feet in height, under subsection 23.49.008 A2b(1).

\* \* \*

**Section 3.** This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2001, and signed by

me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
President of the City Council

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2001.



mk/pml  
Neighborhood Design Guidelines Ord1.  
6/26/2001

Paul Schell, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

City Clerk

(Seal)

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IT IS DUE TO THE QUALITY OF THE DOCUMENT.



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**STATE OF WASHINGTON - KING COUNTY**

--SS.

134318  
City of Seattle, Clerk's Office

No. ORDINANCE IN FULL

**Affidavit of Publication**

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12<sup>th</sup> day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:120447 ORD.IN FULL

was published on

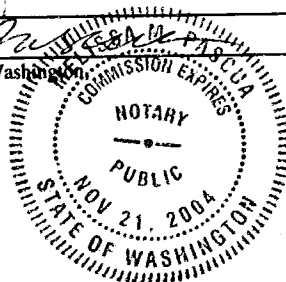
08/01/01

J. Stedman  
Subscribed and sworn to before me on

08/01/01

Melvin M. [Signature]  
Notary public for the State of Washington  
residing in Seattle

Affidavit of Publication



# State of Washington, King County

## City of Seattle

### ORDINANCE 120447

AN ORDINANCE relating to land use and zoning; amending Section 23.41.010, approving and adopting new Neighborhood Design Guidelines for the West Seattle Junction Urban Village and the Green Lake Neighborhood (including Residential Urban Village); and amending Section 23.41.012 of the Seattle Municipal Code to allow additional building height within the Ballard Municipal Center Master Plan area.

WHEREAS, the City's Design Review Program was approved for implementation in 1993, at which time it was contemplated that a neighborhood could develop design guidelines specific to a neighborhood's individual character, augmenting the City's Design Guidelines; and

WHEREAS, in order to guide future development, the West Seattle Junction Urban Village and the Green Lake Neighborhood, as part of the City's neighborhood planning process, have developed Design Guidelines for new multifamily and commercial development within their respective urban village boundaries as a way of promoting specific design goals identified by each neighborhood.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

SECTION 1. Section 23.41.010 of the Seattle Municipal Code, which Section was last amended by ordinance 120209, is amended as follows:

#### 23.41.010 DESIGN REVIEW GUIDELINES

A. The "Guidelines for Multifamily and Commercial Buildings, 1999" and neighborhood design guidelines approved by the City Council and identified in subsection B, provide the basis for Design Review Board recommendations and City design review decisions, except in Downtown, where the "Guidelines for Downtown Development, 1999" apply. Neighborhood design guidelines are intended to augment and make more specific the "Guidelines for Multifamily and Commercial Buildings, 1999" and the "Guidelines for Downtown Development, 1999". To the extent there are conflicts between neighborhood design guidelines and the "Guidelines for Multifamily and Commercial Buildings, 1999" or "Guidelines for Downtown Development, 1999", the neighborhood design guidelines shall prevail.

B. The following Neighborhood design guidelines are approved:

1. "University Community Design Guidelines, 2000";
2. "Pike/Pine Urban Center Village Design Guidelines, 2000";
3. "Roosevelt Urban Village Design Guidelines, 2009";
4. "Ballard Municipal Center Master Plan Area Design Guidelines, 2007";
5. "West Seattle Junction Urban Village Design Guidelines, 2009"; and
6. "Green Lake Neighborhood Design Guidelines, 2001".

SECTION 2. Subsection B of Section 23.41.012 of the Seattle Municipal Code, which Section was last amended by Ordinance 113616, is amended as follows:

#### 23.41.012 DEVELOPMENT STANDARD DEPARTURES

\*\*\*

B. Departures may be granted from the following requirements:

1. Structure width and depth limits;
2. Setback requirements;
3. Modulation requirements;
4. SCM zone facade requirements, including transparency and blank facade provisions;
5. Design, locations and access to parking requirements;
6. Open space or common recreation area requirements;
7. Lot coverage limits;
8. Screening and landscaping requirements;
9. Standards for the location and design of nonresidential uses in mixed use buildings;
10. Within Urban Centers, in L3 zones only, the pitched roof of a structure, as provided in Section 23.45.009 C, may incorporate additional height of up to twenty (20) percent of the maximum height permitted, as provided in Section 23.45.009 A, subject to the following limitations:
  - a. A pitched roof may not incorporate the additional height if the structure is on a lot abutting or across a street or alley from a single-family residential zone;
  - b. The proposed structure must be compatible with the general development potential anticipated within the zone;
  - c. The additional height must not substantially interfere with views from up-slope properties; and
  - d. No more than one (1) project on one (1) site within each Urban Center may incorporate additional height in the pitched roof of its structures pursuant to this subsection unless development regulations enacted pursuant to a neighborhood planning process allow other projects to incorporate such additional height;
11. Building height within the Roosevelt Commercial Core, up to an additional three (3) feet, for properties zoned NC3-65, (Exhibit 23.41.012A, Roosevelt Commercial Core);
12. Building height within the Ballard Municipal Center Master Plan area, (up to an additional 9 feet,) for properties zoned NC3-65, (Exhibit 23.41.012B, Ballard Municipal Center Master Plan area). The additional height may not exceed nine (9) feet, and may be granted only for townhouses that front a mid-block pedestrian connection or a park identified in the Ballard Municipal Center Master Plan;
13. Reduction in required parking for ground level retail uses that abut established mid-block pedestrian connections through private property as identified in the Ballard Municipal Center Master Plan Design Guidelines, 2000. The parking re-

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last amended by ordinance 120205, is amended to read as follows:

**23.41.010 DESIGN REVIEW GUIDELINES.**

A. The "Guidelines for Multifamily and Commercial Buildings, 1998" and neighborhood design guidelines approved by the City Council and identified in subsection B, provide the basis for Design Review Board recommendations and City design review decisions, except in Downtown, where the "Guidelines for Downtown Development, 1998" apply. Neighborhood design guidelines are intended to augment and make more specific the "Guidelines for Multifamily and Commercial Buildings, 1998" and the "Guidelines for Downtown Development, 1998". To the extent there are conflicts between neighborhood design guidelines and the "Guidelines for Multifamily and Commercial Buildings, 1998" or "Guidelines for Downtown Development, 1998", the neighborhood design guidelines shall prevail.

B. The following Neighborhood design guidelines are approved:

1. "University Community Design Guidelines, 2000";
2. "Pike/Pine Urban Center Village Design Guidelines, 2000";
3. "Roosevelt Urban Village Design Guidelines, 2000";
4. "Ballard Municipal Center Master Plan Area Design Guidelines, 2000";
5. "West Seattle Junction Urban Village Design Guidelines, 2000"; and
6. "Green Lake Neighborhood Design Guidelines, 2001".

SECTION 2. Subsection B of Section 23.41.010 of the Seattle Municipal Code, which Section was last amended by Ordinance (Council Bill 113618), is amended as follows:

**23.41.012 DEVELOPMENT STANDARD DEPARTURES.**

\*\*\*  
B. Departures may be granted from the following requirements:

1. Structure width and depth limits;
2. Setback requirements;
3. Modulation requirements;
4. SCM zone facade requirements, including transparency and blank facade provision;
5. Design, locations and access to parking requirements;
6. Open space or common recreation area requirements;
7. Lot coverage limits;
8. Screening and landscaping requirements;
9. Standards for the location and design of nonresidential uses in mixed use buildings;
10. Within Urban Centers, in L3 zones only, the pitched roof of a structure, as provided in Section 23.45.009 C, may incorporate additional height of up to twenty (20) percent of the maximum height permitted, as provided in Section 23.45.009 A, subject to the following limitations:

a. A pitched roof may not incorporate the additional height if the structure is on a lot abutting or across a street or alley from a single-family residential zone.

b. The proposed structure must be compatible with the general development potential anticipated within the zone.

c. The additional height must not substantially interfere with views from up-slope properties, and

d. No more than one (1) project on one (1) site within each Urban Center may incorporate additional height in the pitched roofs of its structures pursuant to this subsection unless development regulations enacted pursuant to a neighborhood planning process allow other projects to incorporate such additional height.

11. Building height within the Roosevelt Commercial Core, up to an additional three (3) feet, for properties zoned NC3-65, (Exhibit 23.41.012A, Roosevelt Commercial Core);

12. Building height within the Ballard Municipal Center Master Plan area, (up to an additional 9 feet) for properties zoned NC3-65, (Exhibit 23.41.012B, Ballard Municipal Center Master Plan area). The additional height may not exceed nine (9) feet, and may be granted only for townhouses that front a mid-block pedestrian connection or a park identified in the Ballard Municipal Center Master Plan;

13. Reduction in required parking for ground level retail uses that are established mid-block pedestrian connections through private property as identified in the "Ballard Municipal Center Master Plan Design Guidelines, 2000". The parking requirement must be no less than the required parking for Pedestrian 1 designated areas shown in Section 23.47.004 Chart E;

14. Downtown or Stadium Transition Overlay District street facade requirements;

15. Downtown upper-level development standards;

16. Downtown lot coverage and floor area limits;

17. Downtown maximum wall dimensions;

18. Downtown street level use requirements; and

19. Combined coverage of all rooftop features in downtown zones subject to the limitations in Section 23.49.008 C2;

20. Certain conditions to allowance of additional height in DDO 1 and DDO 2 zones pursuant to subsection 23.49.008A 2, as follows:

a. Limits on gross floor area of stories under subsection 23.49.008 A2a(2); and

b. percentages of lot area that must be occupied by open space or by structures no greater than thirty-five (35) or sixty-five (65) feet in height, under subsection 23.49.008 A2a(1).

21. Building height in Lowrise zones, and parking standards of Section 23.54.015 in Midrise and Commercial zones, in order to protect existing trees as provided in Chapter 25.11.

\*\*\*  
SECTION 3. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 23rd day of July, 2001, and signed by me in open session in attestation of its passage this 23rd day of July, 2001.

MARGARET PAGELER,  
President of the City Council.  
Approved by me this 27th day of July, 2001.

PAUL SCHILL,  
Mayor.  
Filed by me this 30th day of July, 2001.

(Seal) SCOTT CLINE,  
For City Clerk.  
Publication ordered by JUDITH PIPPIN,  
City Clerk.

(Holeface denotes deletion.)  
Date of official publication in Daily Journal of Commerce, Seattle, August 1, 2001.  
S/1134318C1

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